

MHT No. F-8-145
Tenant House 2
Ca. 1948
Frederick, Maryland
Private

CAPSULE SUMMARY

Tenant House 2 was constructed ca. 1948 according to a local informant and incorporates materials that were salvaged from a chicken hatchery (Mr. Knott, personal communication May-June 1999). The dwelling rests on a stone foundation that may be associated with a late nineteenth-century tenant house that originally stood on the site. It is constructed of wood studs finished with drop siding. Few windows and doors are extant and the house is in an extremely deteriorated condition.

Tenant House 2 does not appear to possess those qualities of significance or integrity necessary for listing in the National Register of Historic Places. While the ownership of the property on which the tenant house stands can be documented to the eighteenth century, Tenant House 2 is a twentieth-century construction. The primary construction materials were recycled from a chicken hatchery that closed ca. 1948 (Mr. Knott, personal communication May-June 1999). The stone foundation of the house and some interior trim probably are the only remnants of a tenant house dating from the second half of the nineteenth century that originally stood on the site. These older elements in the current building do not have sufficient physical integrity to illustrate a nineteenth-century tenant house type.

Maryland Historical Trust

State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Tenant House 2

and/or common

2. Location

street & number North Side of Gas House Pike N/A not for publication

city, town Frederick ___ vicinity of congressional district M68/P1

state Maryland county Frederick

3. Classification

Category	Ownership	Status	Present Use
___ district	___ public	___ occupied	___ agriculture ___ museum
<u>X</u> building(s)	<u>X</u> private	<u>X</u> unoccupied	___ commercial ___ park
___ structure	___ both	___ work in progress	___ educational ___ private residence
___ site	Public Acquisition	Accessible	___ entertainment ___ religious
___ object	___ in process	___ yes: restricted	___ government ___ scientific
	___ being considered	<u>X</u> yes: unrestricted	___ industrial ___ transportation
	___ not applicable	___ no	___ military <u>X</u> other: vacant

4. Owner of Property (give names and mailing addresses of all owners)

name ~~J & R Limited Partnership~~ Millennium Development Group, L.L.C.

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber 1533

street & number West Patrick Street folio 542

city, town Frederick state Maryland

6. Representation in Existing Historical Surveys

title

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Survey No. F-8-145

Condition

☐ excellent

☐ good

☐ fair

☒ deteriorated

☐ ruins

☐ unexposed

Check one

☐ unaltered

☒ altered

Check one

☒ original site

☐ moved

date of move

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

SEE CONTINUATION SHEETS

8. Significance

Survey No. F-8-145

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1948ca. **Builder/Architect** unknown

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

SEE CONTINUATION SHEETS

Survey No.F-8-145

10. Geographical Data

Quadrangle scale 1:24,000

H | | | | | | | | | |

state	code	county	code
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11. Form Prepared By

city or town	Frederick	state	Maryland
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MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
410-766-7600

RESOURCE COUNT: 1

Summary Description

Tenant House 2 is one of two tenant houses located near Gas House Pike at the southeast corner of the Rosenstock property. This house sits on the north side of the road in a stand of trees and is surrounded by thick vegetation. According to Mr. Knott, the building was constructed ca. 1948 and incorporates materials that were salvaged from a chicken hatchery (Mr. Knott, personal communication May-June 1999). The dwelling rests on a stone foundation that may be associated with a late nineteenth-century tenant house that originally stood on the site. Some interior finishes may also be recycled from the earlier house, but the building as it stands today has no physical integrity as a nineteenth-century tenant house. Few windows and doors are extant and the house is in an extremely deteriorated condition.

Description

Tenant House 2, constructed ca. 1948, is one and one half stories. The wood-frame, rectangular building is three bays wide and two rooms deep. It is constructed of 2 x 6-inch wood studs with diagonal wood sheathing. The exterior of the house is clad with horizontal wood drop siding. The front portion of the house rests on a stone foundation that may be associated with an earlier tenant house originally located on the site. The rear of the house is supported on several courses of brick. The house terminates in a gable roof sheathed with corrugated metal. An interior end chimney punctuates each gable end of the roof. The house featured six-over-six-light, double-hung, wood-sash windows. Most window glass and muntins are missing. A one-story shed roof porch supported by four wooden boxed columns is located on the front (south) elevation. The porch rests on a poured concrete slab.

The house is abandoned and in advanced stages of deterioration so that the building is structurally unsound. Access was only made on the first floor. The first floor is divided into five rooms with a central

stair leading to the attic level. A stair to the stone basement is located below these stairs. The first-floor rooms are finished in drywall nailed to the wood studs. The window and door surrounds appear to be ornamented with molded wood surrounds, but these elements may be recycled from an earlier dwelling. All the interior doors in the house are salvaged nineteenth-century five panel wooden doors with exterior lock mechanisms. The house has no fireplaces, only brick chimney flues. The floor boards near the back wall have rotted away.

A collapsed chicken coop is located north of the house.

Significance Summary

Tenant House 2 does not appear to possess those qualities of significance or integrity necessary for listing in the National Register of Historic Places. While the ownership of the property on which the tenant house stands can be documented to the eighteenth century, Tenant House 2 is a twentieth-century construction. The primary construction materials were recycled from a chicken hatchery that closed ca. 1948 (Mr. Knott, personal communication May-June 1999). The stone foundation of the house and some interior trim probably are the only remnants of a tenant house dating from the second half of the nineteenth century that originally stood on the site. These older elements in the current building do not have sufficient physical integrity to illustrate a nineteenth-century tenant house type.

Resource History

Tenant House 2 is located on property historically known as “Addison’s Choice” patented by Colonel Thomas Addison in 1724. Subsequent property owners included Joseph Sim and William Campbell. In 1821, the property was devised to Edward Campbell, the youngest son of William Campbell. For a detailed property history, see the Maryland Inventory of Historic Properties Form MHT No. F-8-23 amended in 1999.

Historic documents did not indicate that any buildings stood in the location of this house until the late 1850s. Edward Campbell’s inheritance contained 278 acres, but no slaves or other items attached to this land were detailed in the will. On a plat of “The Richlands” dated 1820, only a limekiln and a house were depicted on Edward Campbell’s acreage. These buildings were located near the northern boundary of the property on the banks of the Monocacy River.

Edward Campbell established a working farm on his property. At the time of Edward Campbell’s death in 1834, the farm contained a blacksmith shop, smokehouse, dairy, two households, two separate

kitchens, and ice in an icehouse (Frederick County Inventories G.M.E.7:214-220). The evidence from the estate inventory suggested that Edward Campbell constructed a house (MHT No. F-8-23) on his property between 1821 and 1834. The eastern three-bays of the main log house appear to be the oldest portion of the house. The second house was probably the house that Edward's brother Randolph constructed on his inheritance and which Edward inherited after Randolph's death in 1824. The inventory provided no indication of the existence of tenant houses constructed under the ownership of Edward Campbell.

Between 1841 and 1844, portions of "The Richlands" were sold at public sale. According to a deed registered in December 1843, Nimrod Owings purchased 300 acres of "The Richlands." The deed referenced buildings and improvements (FCLR H.S. 19:417). On 21 February 1845, Owings sold the acreage to John Noonan (FCLR W.B.T. 1:59). John Noonan acquired an additional 52 acres following a chancery court case requiring the sale of Grafton Hammond's real estate (FC Court of Equity #2161, 13 December 1847; FCLR W.B.T. 8:81 1848). John Noonan thus amassed 352 acres, including the acreage on which the tenant house sits.

Following Noonan's death in 1860, the farm was advertised for sale. The notice of the public sale described the farm with 352 acres of first quality limestone land with 40 heavily-timbered acres. Improvements were described as follows:

...a two-story Dwelling fifty feet front, with a Back Building of sixty feet; a Barn built in 1854, 85 x 46 feet, with a double Threshing Floor...A young Apple Orchard in full bearing, and two Tenant Houses, Quarter for Servants, Carriage House, two Corn Cribs, which will contain 1000 barrels, Hay Barrack, Spring and Ice Houses, Blacksmith Shop, Smoke House, two Cow Sheds, fifty feet each; and a Draw Lime Kiln (Frederick *Examiner* 15 February 1860).

The sale announcement in the Frederick *Examiner* was the earliest documented reference to tenant houses on the property. The 1858 Bond *Map of Frederick County* depicted no buildings in this area. Tenant House 1 is the only one of the two extant houses that appears to date from ca. 1860.

The farm was owned by a series of non-occupant owners from 1860 to the present. The farming operations have been conducted by tenants who occupied both the main house and the tenant houses. During the twentieth-century, the property owners were members of the Rosenstock family. Between ca. 1920 and 1978, Mr. Mains farmed the acreage. Mr. Tom Knott and his sons farmed the property between 1978 and 1999. Before farming this property, Mr. Knott farmed the property south of Gas House Pike where the municipal golf course currently is located. Mr. Tom Knott remembered that Tenant House 2 was constructed using materials from a chicken hatchery that Mr. Sam Rosenstock tore down ca. 1948 (Tom Knott 1999, personal communication).

Tenant House 2 indeed appears to be twentieth-century construction (ca. 1948). The house is constructed of wood studs with diagonal exterior sheathing that is clad with horizontal wood drop siding. The interior is finished with plasterboard nailed onto the studs. While the interior moldings around door and window openings and the stone foundation appear to be older, these elements probably were recycled materials from an earlier dwelling located on the site. The tenant house was occupied until the last quarter of the twentieth century.

Conclusion

Tenant House 2 does not appear to possess those qualities of significance or integrity necessary for listing in the National Register of Historic Places. Tenant House 2 is a twentieth-century construction; the primary construction materials were recycled from a chicken hatchery that closed ca. 1948. The stone foundation of the house and some interior trim probably are the only remnants of a tenant house dating from the second half of the nineteenth century that originally stood on the site. These older elements in the current building do not have sufficient physical integrity to illustrate a nineteenth-century tenant house type.

Maryland Comprehensive Historic Preservation Plan Data

Geographic Organization: Piedmont

Chronological/Development Period(s):
Modern Period: A.D. 1930 - Present

Prehistoric/Historic Period Theme(s):
Architecture

Resource Type:
Category: Building
Historic Environment: Rural
Historic Function(s) and Uses(s): Tenant House
Known Design Source: Unknown

BIBLIOGRAPHY

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Frederick County Records

Land records, wills, inventories, tax assessments, and equity and chancery court cases on file at the Frederick County Courthouse and the Maryland Hall of Records.

Frederick *Examiner*

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Knott family

May-June 1999 Personal interviews during the course of field work.

Lake, D. J.

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Long, Trudie Davis, and Edith Olivia Eader, Compiler

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- 1991 *Abstracts of Marriages and Deaths and Other Articles of Interest in the Newspapers of Frederick and Montgomery Counties, Maryland, From 1831-1840*. Heritage Books, Inc., Bowie, Maryland.

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MHT No. F-8-145
Tenant House 2
Frederick, Maryland
Photos

List of Photographs

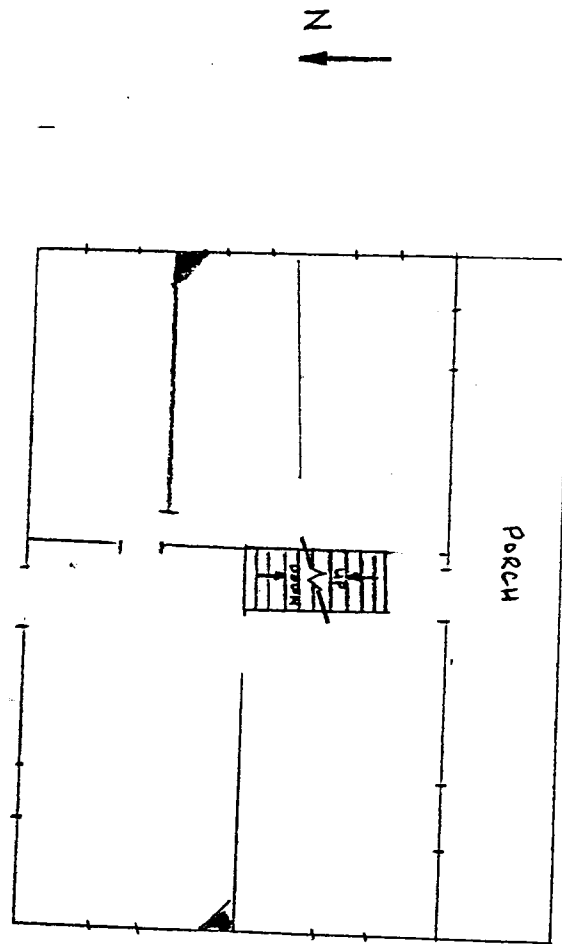
The same is the following for all photographs:

1. MHT No. F-8-145
2. Tenant House 2
3. Frederick, Maryland
4. Brian Clevon
5. June 1999; October 1999
6. MD SHPO (see also negatives for MHT F-8-23)

Photo

1. South elevation (front) of tenant house, looking northeast.
2. North elevation (rear) of tenant house, looking southwest.
3. Interior of front room, looking south.
4. Collapsed chicken coop located north of the tenant house.

MHT No. F-8-145
Tenant House 2
Frederick, Maryland
Sketch First Floor Plan



GASHOUSE PIKE

Frederick →

MHT No. F-8-145
 Tenant House 2
 Frederick, Maryland
 USGS Walkersville Quadrangle Map

The map is a topographic representation of the Frederick, Maryland area. It features a coordinate grid with latitude and longitude markings. Key geographical features include the Potomac River flowing through the center, the Frederick Municipal Airport in the lower left, and several roads such as the 'Addison Road' and 'Linganore Road'. Landmarks like 'Ceresville', 'Old Quarry', and the 'Frederick Filtration Plant' are labeled. Contour lines indicate elevation, with labels such as 300, 320, 340, 360, 380, 400, 420, 440, and 460. A specific point of interest, 'Tenant House 2', is marked with a small circle and labeled near the top center. The map also shows various other features like 'MILL', 'RIVER', and 'ROAD'.



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Tenant House 2

Frederick, MD

Brian Clevon

June 1999, Oct 1999

MD SHPO

South elevation looking NE

1 of 4

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MHT # F-8-145

Tenant House 2

Frederick MD

Brian Clevon

June 1999, Oct 1999

MD SHPO

North elevation looking SW)

2 of 4



MHT # F-8-145

Tenant Hse 2

Frederick, MD

Brian Clevon

June 1999; Oct 1999

MD SHPo

Interior looking S

3 of 4

10/10/99 10:10 AM 10/10/99 10:10 AM



MHT# F-8-145

Tenant House 2

Frederick MD

Brian Clevin

June 1999, Oct 1999

MD SHPO

Collapsed Chicken Hse, N

4 of 4

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